

174.0

0005

0012.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

839,800 / 839,800

USE VALUE:

839,800 / 839,800

ASSESSED:

839,800 / 839,800



PROPERTY LOCATION

No	Alt No	Direction/Street/City
2		ABERDEEN RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: ROBINSON THOMAS	
Owner 2: EPSTEIN LINDA F	
Owner 3:	

Street 1: 2 ABERDEEN RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 8,972 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1920, having primarily Wood Shingle Exterior and 1680 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8972		Sq. Ft.	Site		0	70.	0.77	6									482,410						482,400	

IN PROCESS APPRAISAL SUMMARY

Legal Description								User Acct
								116243
								GIS Ref
								GIS Ref
								Insp Date
								06/18/18
								06/18/18
								13546!

USER DEFINED

Prior Id # 1:	116243
Prior Id # 2:	
Prior Id # 3:	
Print Date	Time
12/11/20	03:28:58
Print Id # 1:	
Print Id # 2:	
Print Id # 3:	
Last Rev Date	Time
07/10/18	10:10:25
Print apro	
Print 13546	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID							
174.0-0005-0012.0							
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value
2020	101	FV	357,500	0	8,972.	482,400	839,900
2019	101	FV	268,400	0	8,972.	475,500	743,900
2018	101	FV	276,900	0	8,972.	365,300	642,200
2017	101	FV	276,900	0	8,952.	344,300	621,200
2016	101	FV	276,900	0	8,952.	316,700	593,600
2015	101	FV	262,100	0	8,952.	296,100	558,200
2014	101	FV	262,100	0	8,952.	272,700	534,800
2013	101	FV	262,100	0	8,952.	272,700	534,800

SALES INFORMATION

TAX DISTRICT								PAT ACCT.				
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes			
ROBINSON CARYL	28632-415		5/28/1998		222,000	No	No	Y				

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/19/2005	849	Addition	140,000			G7	GR FY07	REDO KIT & BTH

ACTIVITY INFORMATION

Date	Result	By	Name
6/18/2018	Meas/Inspect	BS	Barbara S
3/24/2009	Meas/Inspect	189	PATRIOT
11/20/2008	Measured	345	PATRIOT
4/26/2000	Inspected	276	PATRIOT
12/15/1999	Mailer Sent		
12/14/1999	Measured	163	PATRIOT
1/1/1982		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH											
Type: 6	Colonial			Full Bath: 1	Rating: Very Good			PDAS, CK COND.															
Sty Ht: 2	2 - 2 Story			A Bath: 1	Rating:																		
(Liv) Units: 1	Total: 1			3/4 Bath: 1	Rating: Very Good																		
Foundation: 2	Conc. Block			A 3QBth: 1	Rating:																		
Frame: 1	Wood			1/2 Bath: 1	Rating:																		
Prime Wall: 1	Wood Shingle			A HBth: 1	Rating:																		
Sec Wall: 1	%			OthrFix: 1	Rating:																		
Roof Struct: 1	Gable			OTHER FEATURES																			
Roof Cover: 1	Asphalt Shgl			Kits: 1	Rating: Very Good			1st Res Grid Desc: Line 1 # Units: 1															
Color: TAN				A Kits: 1	Rating:			Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O			
View / Desir:				Fpl: 1	Rating: Average																		
GENERAL INFORMATION				WSFlue: 1	Rating:			Other															
Grade: C	Average			CONDOS INFORMATION				Upper															
Year Blt: 1920	Eff Yr Blt:			Location: 1				Lvl 2															
Alt LUC:	Alt %:			Total Units: 1				Lvl 1															
Jurisdct: G7	Fact: .			Floor: 1				Lower															
Const Mod:				% Own: 1				Totals	RMs: 7	BRs: 3	Baths: 1	HB											
Lump Sum Adj:				Name: 1				REMODELING				RES BREAKDOWN											
INTERIOR INFORMATION				DEPRECIATION				Exterior:	No Unit	RMS	BRs	FL											
Avg Ht/FL: STD				Phys Cond: GV - Good-VG	10.	%		Interior:	1	7	3												
Prim Int Wall: 2	Plaster			Functional:		%		Additions:															
Sec Int Wall: 1	%			Economic:		%		Kitchen:															
Partition: T	Typical			Special:		%		Baths:															
Prim Floors: 3	Hardwood			Override:		%		Plumbing:															
Sec Floors: 1	%			Total: 10.8		%		Electric:															
Bsmnt Flr: 12	Concrete			CALC SUMMARY				Heating:															
Subfloor:				Basic \$ / SQ: 125.00				General:															
Bsmnt Gar: 1				Size Adj: 1.27499998				COMPARABLE SALES															
Electric: 3	Typical			Const Adj: 0.98000199				Rate	Parcel ID	Typ	Date	Sale Price											
Insulation: 2	Typical			Adj \$ / SQ: 156.188																			
Int vs Ext: S				Other Features: 95000																			
Heat Fuel: 1	Oil			Grade Factor: 1.00																			
Heat Type: 5	Steam			NBHD Inf: 1.00000000																			
# Heat Sys: 1				NBHD Mod: 1.00																			
% Heated: 100		% AC:		LUC Factor: 1.00																			
Solar HW: NO		Central Vac: NO		Adj Total: 400718																			
% Com Wall:		% Sprinkled:		Depreciation: 43277					Juris. Factor: 1.00		Before Depr: 156.19												
				Depreciated Total: 357440					Special Features: 0		Val/Su Net: 129.26												
									Final Total: 357400		Val/Su SzAd: 212.74												
MOBILE HOME				Make: 1		Model: 1		Serial #: 1		Year: 1		Color: 1											
SPEC FEATURES/YARD ITEMS				PARCEL ID 174.0-0005-0012.0												IMAGE							
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value						
More: N					Total Yard Items: 1				Total Special Features: 1						Total:								